

BRUNSWICK CITY PLANNING COMMISSION

February 2, 2023 - Caucus

6:36 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Brandon Lambert, City Council Representative
Matt Jones, Consulting City Engineer
Grant Aungst, Community & Economic Development Director
Santo Incorvaia, Assistant Law Director
Jennie Lods, Planning and Zoning Coordinator
Randall Smith, 401 Front Street, Berea, OH
Frank Descenzo, 6479 Leffingwell Rd., Canfield, OH
Paul Cirino, 18375 Martins Lane, Strongsville, OH
Greg Sponsella, 43 E. Bridge St., Berea, OH
Ferris Kleem, Berea, OH
Dustin Johnston, 17710 Detroit Ave.
Justin Boey, 4225 Mayfair Dr.
Patrick O'Hara, 3101 Center Rd., Brunswick, OH (WEBEX)

Chairman Shirilla called the meeting to order at 6:36 p.m.

The first item was **Text amendments to the Zoning Code**

(Public hearing – Ordinance Nos. 119-2022, 120-2022, 121-2022, 122-2022, 123-2022, 124-2022, and 125-2022)

Mr. Aungst pulled Ordinance Number 124-2022. Mr. Hasan asked for clarification on Ordinance Number 125-2022 pertaining to whether it was regarding Residential properties. Mr. Aungst stated it was not. Regarding Ordinance Number 119-2022 and 120-2022 The Commission would like City Parks and Playgrounds be added to these Ordinances. The Planning Commission was OK with all the rest of the text amendments.

The second item **The Cleveland Furniture Company** (Site plan review)

Location: 3303 Center Road (former Marc's grocery store)
C-G District

Mr. Arona discussed the exterior looking different on the plan and it was stated by Mr. Aungst that we were only seeing the space between the Marcs and the space that The Cleveland Furniture Company was going to occupy. There will still be unoccupied space between the two businesses. Mr. Arona said the additional signage dressed up the front of the building. Mr. Hasan was concerned with they're only being 1 landscape spot but Mr. Jones replied that when Marcs went in they went over what was required, so there is no additional landscaping needed.

The third item **Master Distribution addition**

(Public hearing – conditional zoning certificate and detailed site plan)

Location: 1645 Industrial Parkway South

I-L District

No items were discussed during Caucus.

The fourth item **Liberty Ford service and repair facility**

(Public hearing – conditional zoning certificate and site plan review)

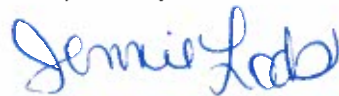
Location: 1240 Industrial Parkway North

C-H District

Mr. Shirilla wanted to know if this was going to be similar to what Peter Built had been doing and if there were going to be vehicles on display. Mr. Hasan brought up if they would plan on selling vehicles there in the future. Mr. Aungst stated the property was re-zoned from I-L to C-H. We are not opposed to sales but we are trying to keep the industrial area industrial. Mr. Aungst said they have the right to go before BZA if they would ever want business to business sales. Mr. Arona wanted to discuss during the meeting if they had any intention to park overflow of cars there from their lot on Route 303.

Chairman Shirilla adjourned the meeting at 6.53 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

February 2, 2023

7:03 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
Jeff Arona, Member
John Rocha, Secretary
Abbas Hasan, Member
Matt Jones, Consulting City Engineer
Brandon Lambert, Council Representative
Grant Aungst, Community & Economic Development Director
Santo Incorvaia, Assistant Law Director
Jennie Lods, Planning and Zoning Coordinator
Randall Smith, 401 Front Street, Berea, OH
Frank Dascenzo, 6479 Leffingwell Rd., Canfield, OH
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Dustin Johnston, 17710 Detroit Ave.
Justin Boey, 4225 Mayfair Dr.
Patrick O'Hara, 3101 Center Rd., Brunswick, OH (WEBEX)

Item 1

Chairman Shirilla called the meeting to order at 7:03 p.m.

Ms. Lods called the roll: 5 Present 0 Absent.

Item 2

Announcements or Correspondence. There was none.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF JANUARY 19, 2023.
MR. SAEGER SECONDED THE MOTION. THE VOTE WAS 5 AYES 0 NAYS

Item 4(a)

A public hearing was held on text amendments which include: Ordinance Nos. 119-2022, 120-2022, 121-2022, 122-2022, 123-2022, 124-2022, and 125-2022)

City Council held their first reading for the above legislation at their meeting on December 19, 2022.

Chairman Shirilla discussed Ordinance Numbers 119-2022 and 120-2022, regarding vape and smoke shops, he wanted to know if City Council would consider adding playgrounds and Mr. Lambert stated they felt the 3,500 feet was covering enough of the areas it needed to cover. Mr. Saeger would like to see City Parks be added as well. Mr. Incorvaia said as long as its stated to not include resident's backyards that have playsets in them. Mr. Lambert had no issues with adding this to the next reading with City Council. Mr. Incorvaia stated if they recommend approval add with that change.

Regarding Ordinance Number 121-2022, graphics in windows, The Planning Commission was OK with it.

Regarding Ordinance Number 122-2022, landscaping, Mr. Aungst stated that anything greater than 15,000 feet they would have to come before the Planning Commission. Mr. Arona asked if this would help reduce the number of grandfathered sites and Mr. Aungst said yes.

Regarding Ordinance Number 123-2022, landscaping, Mr. Hasan wanted to know if we are looking at each individual piece as a whole. Mr. Aungst said: Space in front of a location needs to have a minimum that's required. It addresses parking area, cleans up asphalt, eliminating parking when not needed. Mr. Incorvaia said think of unified sites from the 70's and 80's that have become vacant, there has to be some landscaping to be brought up to code. This ordinance will help areas be brought up to code.

Regarding Ordinance Number 125-2022, EV Chargers, Chairman Shirilla wanted to know if this included residential areas. Mr. Aungst replied no. Mr. Jones said there are different requirements for residential EV chargers. Mr. Jones also stated that this is more for apartments complexes. Chairman Shirilla wanted to know if we need certain language within this code to specify regarding residential. Mr. Aungst said we will clarify this. Mr. Arona talked about section C, item 4 – Mr. Aungst stated: Level 1 and Level 2 would be considered slow chargers that you would use in residential areas such as apartments and multifamily homes vs. Level 3 which are fast chargers that would charge your car in 20 minutes and should be used in more commercial areas. Mr. Aungst also stated that these would be accessory uses to that building in which they were located, not as a business.

Chairman Shirilla opened the public comment period at 7:28 pm. Mr. O'Hara from Liberty Ford wanted the Commission to consider not limiting the opportunities for businesses participating in having EV Chargers. Mr. Shirilla read the code for Mr. O'Hara and that answered some of his concerns. Public comment period closed at 7:45 p.m.

MR. ARONA MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL FOR ORDINANCE NOS. 119-2022, 120-2022 WITH THE EXCEPTION TO INCLUDE CITY PARKS AND PUBLIC PLAYGROUNDS INTO THE WORDING, 121-2022, 122-2022, 123-2022, 125-2022 AND PULLING 124-2022.

Mr. Saeger seconded the motion. The vote was 5 ayes, 0 nays

Item 4(b)

Regarding the site plan review for The Cleveland Furniture Company, 3303 Center Road, Mr. Dustin Johnston – ADA Architects and Mr. Frank Dascenzo – Select Strategies, were present.

The Cleveland Furniture Company

(Site plan review)

Location: 3303 Center Road (former Marc's grocery store)
C-G District

The Staff Review Comments were addressed as follows:

1. The applicant shall adhere to the requirements on the conditional zoning certificate.

Mr. Arona asked Mr. Dascenzo if there was going to be customer pickup at the rear of the building and Mr. Dascenzo replied not at this point. It was not noted on the site plan. Mr. Dascenzo was notified that if he would choose to start having customers pick up merchandise at the rear of the building he would need to come back before The Planning Commission for approval. It was mentioned by Mr. Shirilla that the entire site approval for that location was addressed on April 1, 2021. Mr. Shirilla asked Mr. Dascenzo if there were any plans to add more landscaping and Mr. Dascenzo replied yes to the side of the building. Mr. Shirilla stated they would need to get approval from the BZA pertaining to the signage. Mr. Jones said landscaping was addressed when the new Marc's went in and they actually went over and above the requirements, so no further landscaping would be needed.

MR. SAEGER MADE A MOTION TO APPROVE THE SITE PLAN FOR THE CLEVELAND FURNITURE COMPANY, 3303 CENTER ROAD, BRUNSWICK, OHIO SUBJECT TO THE FOLLOWING: FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL. THEY WOULD NEED TO GO TO BZA FOR SIGN APPROVAL. MR. ARONA WANTED TO ADD NO CUSTOMER PICK UP AT THE REAR OF THE BUILDING SO MR. SAEGER ADDED THAT TO THE MOTION.

Mr. Arona seconded the motion. The vote way 5 Ayes, 0 Nays.

Item 4(c)

Regarding the public hearing for Master Distribution warehouse addition conditional zoning certificate and detailed site plan, 1645 Industrial Parkway South, Mr. Randy Smith – DSC Architects, was present.

The Staff Review Comments were addressed as follows:

1. All requirements shall be adhered to on the conditional zoning certificate.
2. Final site plan approval is subject to engineering approval.

Mr. Jones told Mr. Arona that the South side storm water was being collected and they are not required to have retention. Mr. Shirilla wanted to know if the downspouts would impact anything because of the South side. Mr. Jones said no.

Chairman Shirilla declared the public hearing open, no one appeared, so he declared it closed.

MR. ARONA MOTIONED TO APPROVE THE DETAILED SITE PLAN AND CONDITIONAL ZONING CERTIFICATE FOR MASTER DISTRIBUTION, 1645 INDUSTRIAL PARKWAY SOUTH, SUBJECT TO THE FOLLOWING: THE APPLICANT SHALL ADHERE TO THE REQUIREMENTS OF THE CONDITIONAL ZONING CERTIFICATE. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Rocha seconded the motion. The vote way 5 Ayes, 0 Nays.

Item 4(d)

Regarding the public hearing and conditional zoning certificate for Liberty Ford service facility, 1240 Industrial Parkway North, Mr. Patrick O'Hara was present.

The Staff Review Comments were addressed as follows:

1. Commercial business-to-business vehicle sales are proposed in the future; new and/or used vehicle sales are a conditionally permitted use in the C-H District, pursuant to Section 1258.03(i), subject to Sections 1274.08(a), (d), (f), and (g) and Section 1274.11 of the Zoning Code. **This use is limited to parcels with frontage on Center Road within the C-H District** (Ordinance No. 106-20 adopted February 22, 2021); the site does not comply with this stipulation.
2. All requirements shall be adhered to on the conditional zoning certificate.
3. Final site plan approval is subject to engineering approval.

Mr. O'Hara gave an overview. He stated Peter Build went in 2 years ago and were approved. They moved out in November and Liberty Ford wants to move in and do the same thing. Mr. Shirilla talked about number 1 on the staff review comments in regards to business to business sales. Mr. Shirilla stated if they had planned to do business to business sales they would need a variance from the BZA. Principal use is to service commercial vehicles at this time. Mr. Arona asked Mr. O'Hara if he planned to store vehicles from Liberty Ford on Center Road as an overflow in the future at this site. Mr. O'Hara stated this was for commercial heavy truck repair. Mr. Arona would like to add that the applicant will not be permitted to park consumer vehicle storage to the Zoning Certificate. Mr. O'Hara was ok with that addition. Mr. Incorvaia stated the wording should be as follows: No overflow passenger vehicle inventory shall be stored at this location.

Mr. Sponsella spoke on behalf of Liberty Ford and reiterated everything Mr. O'Hara said. Mr. Hasan wanted to know if there were going to be any changes to the building. Mr. Aungst said no, they had worked with the engineer and updated various and everything was good. Mr. Jones also stated everything was good.

Mr. O'Hara wanted to know if they could ever come back to BZA if they decide to participate in vehicle sales at this location and the answer was yes, he could.

Chairman Shirilla declared the public hearing open, no one appeared, so he declared it closed.

MR. HASAN MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR LIBERTY FORD, 1240 INDUSTRIAL PARKWAY, SUBJECT TO THE FOLLOWING: A NUMBER 13 BE ADDED TO THE CONDITIONAL ZONING CERTIFICATE TO STATE: NO OVERFLOW PASSENGER VEHICLES FOR RETAIL SALES SHALL BE PARKED AT THIS SITE. THE APPLICANT SHALL ADHERE TO THE REQUIREMENTS OF THE CONDITIONAL ZONING CERTIFICATE. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Saeger seconded the motion. The vote way 5 Ayes, 0 Nays.

Item 5

There was no old business.

Item 6

New business was cases for next meeting.

Item 7

Public Comment Period – No one appeared at the public comment period.

Item 8

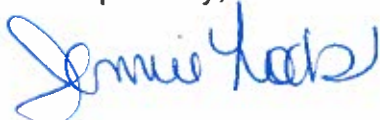
Council Representative's Report – there was no report.

MR. ROCHA MADE A MOTION TO ADJOURN

Mr. Saeger seconded the motion. 5 Ayes 0 Nays.

The meeting was adjourned at 8:31 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

February 2, 2023

Text amendments to the Zoning Code

(Public hearing – Ordinance Nos. 119-2022, 120-2022, 121-2022, 122-2022, 123-2022, 124-2022, and 125-2022)

Proposed Use & Background:

The following text amendments are proposed to the Zoning Code of the Codified Ordinances of the City of Brunswick:

Ordinance No. 119-2022: Amend Section 1260.04(v) of the Codified Ordinances by requiring that vape and smoke shops in the C-G General Commercial District shall not be permitted within 3,500 feet of any parcel or unified site within or outside of the City of Brunswick corporate boundaries upon which a religious or educational institution is located. The 3,500 feet shall be measured from the nearest point of the parcel on which the vape/smoke shop is located to the nearest property line upon which a religious or educational institution is located.

Ordinance No. 120-2022: Amend Section 1261.04(s) of the Codified Ordinances by requiring that vape and smoke shops in the GW-C Gateway Commercial District shall not be permitted within 3,500 feet of any parcel or unified site within or outside of the City of Brunswick corporate boundaries upon which a religious or educational institution is located. The 3,500 feet shall be measured from the nearest point of the parcel on which the vape/smoke shop is located to the nearest property line upon which a religious or educational institution is located.

Ordinance No. 121-2022: Establish Section 1270.04(e) of the Codified Ordinances to state that exterior/interior window graphics shall not exceed 25% of the glass area. This will allow safety forces to have visibility into the businesses.

Ordinance No. 122-2022: Establish Section 1278.02(a)(4), which states that upon new tenant/occupied space, all parking and landscape design shall be reviewed by the Planning Commission and meet the requirements of Chapter 1276 if either the space exceeds 15,000 sq. ft. or 25% of the gross leasable area of the site; or the space has been empty for four months or more. Also, establish Section 1278.02(a)(5), which states that upon new tenant/occupied space, all parking and landscape design shall be reviewed by the Community and Economic Development Director, Chief Building Official, and City Engineer and meet the requirements of Chapter 1276 if either the space is below 15,000 square feet or 25% of the gross leasable area of the site; or the space has been empty for four months or more.

Ordinance No. 123-2022: Amend Section 1282.08(b) of the Codified Ordinances to include that all tenant/occupied building spaces on a unified site shall meet the

minimum interior landscaping requirements stated in this section. This will ensure that minimum interior landscaping will be provided for all buildings on a unified site.

Ordinance No. 124-2022: Establish Section 1286.02(d)(1), (2), and (3), respectively, of the Codified Ordinances to include that duplex units shall be permitted, provided they are adjacent to a residential district or use and shall meet the minimum 50-ft. side and/or rear yard setbacks when adjacent to a residential district or use pursuant to Section 1260.05(b) and (c) in the C-G General Commercial District; duplex units shall be permitted on a maximum two (2)-acre site; and duplex units shall not have frontage on Pearl Road or Center Road.

Ordinance No. 125-2022: Establish Chapter 1292 of the Codified Ordinances to regulate electric vehicle charging stations. As EV charging stations are becoming popular, this Chapter will provide regulations for residential and nonresidential charging stations.

City Council held their first reading for the above legislation at their meeting on December 19, 2022.

Staff Recommendations:

Staff recommends approval to City Council of the proposed ordinances.

The Cleveland Furniture Company

(Site plan review)

Location: 3303 Center Road (former Marc's grocery store)
C-G District

Proposed Use & Background:

A furniture store is proposed to occupy the 43,482 sq. ft. Building "B" (former Marc's grocery store) in the Marc's Plaza. Retail businesses are a principally permitted use in the C-G General Commercial District, pursuant to Section 1260.02(b) of the Zoning Code.

The building front façade will incorporate light tan and dark gray concrete masonry units (CMU) on the east side of the structure to match the Marc's store, pursuant to Section 1278.08(e). The middle of the building above the main entrance will be brown that will contain signage for the store name. Posts in gray-brown will be used to break up the front façade, as required by Section 1278.08(c). Light tan CMU's will be used on the west side of the front elevation, in addition to the side and rear elevations.

At their meeting on April 1, 2021, the Planning Commission approved the landscape and photometrics plan for the Marc's unified site, which includes The Cleveland Furniture Company store, as it is part of the former K-Mart building. The Commission, at the above meeting, granted modifications as follows:

1. The existing building is located approximately 460' from the Center Road right-of-way; Section 1260.05(a)(2)(B) requires a maximum front yard setback of 60' and that two-thirds of the building street façade shall fall within the front yard zone, pursuant to Section 1260.07(a). Also, in accordance with Section 1260.07(b), parking within the front yard zone shall be limited to a maximum width of 45', which has been exceeded. However, Section 1260.07(c) allows the Planning Commission to approve front yards or front yard parking zones greater than the maximum, provided the requirements in Sections 1260.07(c), (d) and (e) have been met. The Planning Commission has found these conditions have been met and that pedestrian amenities have been provided, pursuant to Section 1260.07(e)(1), to create a physical and design linkage with the street. A landscaped pedestrian esplanade was installed through the Marc's parking lot, along with a walkway to Center Road. Additionally, a bus stop is proposed on Center Road in front of Marc's for the Medina County Transit, for which a bench will be provided.
2. The height of the existing light poles has been indicated as follows: Two 22' poles; three 25' poles; one 29' pole; ten 30' poles; five 31' poles; and five 33' poles. Section 1276.14(e) permits a maximum 25' height. As permitted by the above section, as this is an existing condition, and there are no adjacent residential properties, the Planning Commission has approved greater heights upon a showing by the applicant that the additional height complies with both of the following standards:
 - A. The additional height is necessary to efficiently illuminate outdoor areas; and
 - B. The additional height will have no adverse effect on adjacent properties.
3. A revised photometrics plan has been submitted; however, the average illumination level of 2.4 footcandles permitted by Section 1276.14(c) has been exceeded by all of the parking lots, with the exception of the Building "A" side parking lot. The overall parking area has an average illumination level of 4.58 footcandles, which shall be reduced by 25% to 3.4 footcandles after business hours. This shall be achieved through the use of motion sensors or other means to reduce the lighting. As this is an existing condition, as permitted by Section 1276.15(b), the Planning Commission may modify the specific standards of Chapter 1276 and approve less restrictive parking or site design improvements in individual unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission has found that the objectives of this Chapter, as stated in Section 1276.01, have been met, that the intent of the specific requirement will be maintained, and that the public interest will be served.

Staff Review Comments:

1. Three (3) wall signs are shown on the front elevation, in addition to the signage for the store name; Section 1270.05 – Table B permits only one wall sign per each street frontage. Therefore, variances will be necessary from the Board of Zoning Appeals.
2. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the site plan, provided the above items are addressed.

Master Distribution addition

(Public hearing – conditional zoning certificate and detailed site plan)

Location: 1645 Industrial Parkway South
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on December 1, 2022, moved the discussion plan to a detailed site plan and public hearing for the conditional zoning certificate to construct an 18,000 sq. ft. warehouse on the east side of the existing 24,000 sq. ft. office/warehouse, for a total of 42,000 sq. ft. Assembly work in the existing building, which is a permitted use in the I-L District, pursuant to Section 1266.02(a) of the Zoning Code, is being expanded, resulting in the existing warehouse space being moved to the new addition. As allowed by Section 1266.04(h), warehousing is a conditionally permitted use, provided it is accessory to and necessary for the support of a principally or conditionally permitted use.

Hours of operation are from 8:00 a.m. until 5:00 p.m. Monday through Friday. Currently, there are 42 employees, with 15 proposed new employees for the expansion, for a total of 57 employees. A total of 68 parking spaces are shown, in compliance with Table 1276-1(e), including three handicap spaces (one van-accessible), as required by Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code.

The Staff Review Comments from the December 1st meeting have been addressed as follows:

1. Section 1282.08(a) requires a minimum 5' wide parking perimeter screening strip for the new parking spaces along the south side of the site. As there are heavily dense woods and a nature preserve in this area, the Planning Commission, as permitted by Section 1282.10(a), may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, the Commission has found that the purpose of this Chapter, as stated in Section

1282.01, has been met, that the intent of the specific requirement will be maintained, and that the public interest will be served.

2. A revised photometrics plan has been submitted indicating the average illumination level for the existing parking lot is 2.18 footcandles and the new parking lot is 2.17 footcandles, in compliance with the maximum 2.4 footcandles permitted by Section 1276.14(c).
3. Prefinished metal gutters and downspouts for the addition have been connected to the public storm sewer, as required by Section 304.7.1 of the Property Maintenance Code.
4. Calculations for the total area of earth disturbance (1.16 acres) have been provided to the City Engineer, along with a narrative describing the proposed water quality treatment. Due to the shallow storm sewers in the rear of the building, the applicant stated their engineer has chosen to treat the required quantity of storm water on the south side of the building.
5. There is an existing fire hydrant on the north side of the building. Per Fire Department requirements, a fire hydrant has been added on south side of the building, as a hydrant is required a minimum distance of 300' apart; and a striped 24' wide fire lane has been added on the north side of the building, pursuant to Section 1276.12(b).

Staff Review Comments:

1. All requirements shall be adhered to on the conditional zoning certificate.
2. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, provided the above items are addressed.

Liberty Ford service and repair facility

(Public hearing – conditional zoning certificate and site plan review)

Location: 1240 Industrial Parkway North
C-H District

Proposed Use & Background:

A conditional zoning certificate and site plan have been submitted to lease the existing 10,293 sq. ft. facility that was formerly leased by Ohio Peterbilt for semi-truck service, repair, and sales. Liberty Ford will be using the facility for commercial heavy truck service and repair, along with other commercial fleet vehicles. There will be no retail sales at this location; it will only be used by Liberty Ford employees. The facility will not be used for auto body repairs.

Initially, eight to nine employees will operate this business, with seven to eight new employees proposed. There are 25 existing parking spaces, including one van-accessible space, in compliance with Table 1276-1(d)(7) of the Zoning Code and Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. Hours of operation are from 7:30 a.m. to 6:00 p.m. Monday through Saturday.

Automotive repair garages, auto washes and related uses are a conditionally permitted use in the C-H District, pursuant to Section 1258.03(h) of the Zoning Code, subject to Sections 1274.08(a), (d), (f), and (g).

No changes will be made to the existing building, which is constructed with white face-brick and light gray vertical metal panels. No changes are proposed to the site.

A photometrics plan has been submitted, in compliance with the average illumination level of 2.4 footcandles allowed by Section 1276.14(c).

Staff Review Comments:

1. Commercial business-to-business vehicle sales are proposed in the future; new and/or used vehicle sales are a conditionally permitted use in the C-H District, pursuant to Section 1258.03(i), subject to Sections 1274.08(a), (d), (f), and (g) and Section 1274.11 of the Zoning Code. **This use is limited to parcels with frontage on Center Road within the C-H District** (Ordinance No. 106-20 adopted February 22, 2021); the site does not comply with this stipulation.
2. All requirements shall be adhered to on the conditional zoning certificate.
3. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and site plan, provided the above items are addressed.